RURAL LOT
CREATION

1975 - 1987

Regional Municipality
of
Ottawa-Carleton

The Regional Municipality of Ottawa - Carleton
Planning Department
May, 1988

CONTENTS

		Page
I -	INTRODUCTION	1
II -	DEFINITIONS	1
	Rural Area	1
	Lot Type	1
	Year of Lot Creation	2
III -	HIGHLIGHTS	3
	General	3
	Population Growth	3
	Rate of Growth	3
	Types of Lot Creation	5
	Distribution of Lot Creation	6
	Built Status	7

	Table
Population Distribution in the Rural Area	1
Ranking of Villages According to Residential Lots Created 1975-1987	2
Summary of Lot Creation 1975-1987	3
Rural Lot Creation 1975-1987	4

	Page
IV - SOURCES OF DATA	7
Subdivisions	7
Severances	7
Built Status	7
V - RURAL LOT CREATION BY MUNICIPALITY	8

	Table
Cumberland	
Rural Lot Creation 1975-1987	5a
Village Development 1975-1987	5b
Country Lot Subdivisions 1975-1987	5c
Gloucester	
Rural Lot Creation 1975-1987	6a
Village Development 1975-1987	6b
Country Lot Subdivisions 1975-1987	6c
Goulbourn	
Rural Lot Creation 1975-1987	7a
Village Development 1975-1987	7b
Country Lot Development 1975-1987	7c

	Table
Kanata	
Rural Lot Creation 1975-1987	8a
Village Lot Development 1975-1987	8b
Country Lot Development 1975-1987	8c
Nepean	
Rural Lot Creation 1975-1987	9a
Village Lot Development 1975-1987	9b
Country Lot Development 1975-1987	9c
Osgoode	
Rural Lot Creation 1975-1987	10a
Village Lot Development 1975-1987	10b
Country Lot Development 1975-1987	10c
Rideau	
Rural Lot Creation 1975-1987	11a
Village Lot Development 1975-1987	11b
Country Lot Development 1975-1987	11c
West Carleton	
Rural Lot Development 1975-1987	12a
Village Lot Development 1975-1987	12b
Country Lot Development 1975-1987	12c

I - INTRODUCTION

The purpose of this report is to describe the characteristics of lot creation that is occurring in the rural area of RMOC. This report describes the creation of new residential lots in the rural area for the years 1975-1987.

This report investigates:

- the rate of population growth in the rural area
- the rate of residential lot creation in the rural area
- the types of residential lots that are being created
- distribution of rural lot creation
- whether these new lots have been built on or not.

Also provided is detailed lot creation information for each municipality.

It is intended that this report will be updated annually.

II - DEFINITIONS

a) Rural Area

The rural area is defined as all of the land outside of the outer limit of the greenbelt, excluding the urban communities (as defined by Schedule A of the Regional Plan). Stittsville has also been excluded from the rural area calculations because it is considered to be urban. The rural area as described above is shown on Map 1.

b) Lot Type

Rural lots may be broken down into two basic categories. Farm related lots are severances that are related to farming. Non-farm lots are lots which are not related to farming. Different types of lot within these categories are described below:

1) Non Farm

a) Country Lot

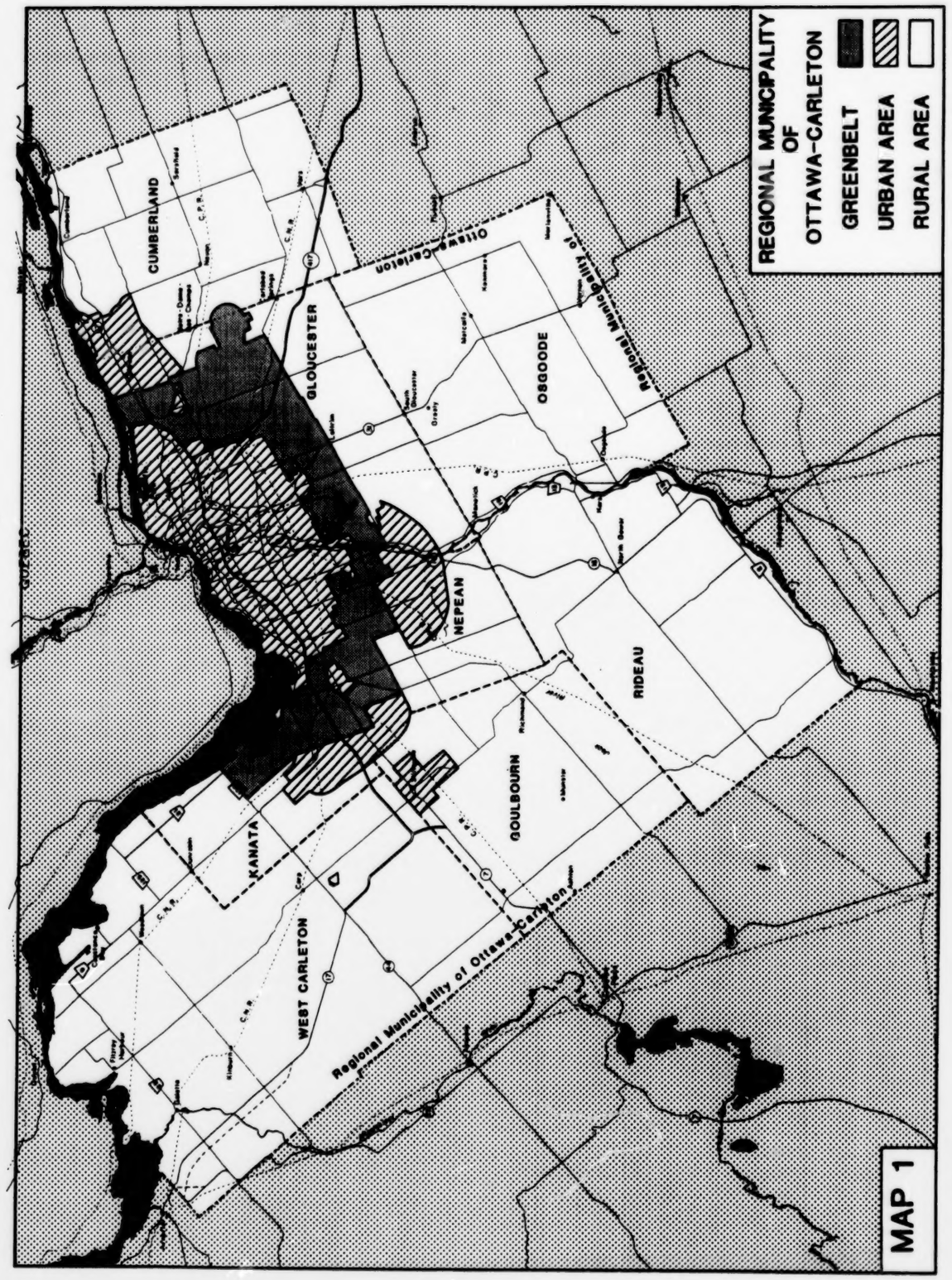
- a lot generally .8 ha.-10 ha. in size, usually located on lands esignated Marginal Resource Area in the Regional Official Plan

b) Village

- a residential lot within the boundary of a village defined in an area municipal official plan

c) Infill

- a small lot created in a hamlet, or
- a small lot created between houses within an existing strip of houses



It is noted that ten of the Region's twenty-eight villages accounted for 80.23% of village lots created 1975-1987. Table 2 ranks villages according to the number of lots created in this period.

f) Built Status

Of all lots created 1975-1987, 59.60% were developed (houses built on them).

Village lots (71.45% built) and farm related severances (74.20% built) were developed more quickly than country lot and infill lots (47.88% built) - see Table 3.

In most municipalities two-thirds of lots created were built on. West Carleton (48% built) and Kanata (33% built) had a slower rate of development - see Table 4.

IV - SOURCES OF DATA

Residential lots may be created in one of two ways, by plan of subdivision or by severance.

a) Subdivisions

Data for lots created by plan of subdivision were collected from files kept by the Plans Administration Division (PAD) of the Regional Planning Department. PAD provided a computer printout listing all village and all country lot activity handled by the Region since 1975. Also included in the report are subdivisions that were approved by the Province since 1975.

b) Severances

The data on severance activity were collected from files kept by the Regional Land Division Committee (for the Townships of Cumberland, Goulbourn, Osgoode, Rideau and West Carleton) and from files of the Committees of Adjustment of Gloucester, Kanata and Nepean.

c) Built Status

The development status of each lot (whether a house has been built on the lot or not) was determined by air photo interpretation of air photos taken in August 1987 at a scale of 1:25,000.

2) Farm Related

a) Surplus Building

- a lot containing a farm house which has become surplus through farm consolidation or because it no longer meets the needs of the farmer

b) Retirement Lot

- a lot intended to be occupied by a farmer who is retiring

c) Farm Help

- a lot intended to be occupied by a person who will be actively engaged in the farm's operation

c) Year of Lot Creation

1) Subdivisions

A lot within a subdivision is defined as created when the subdivision is registered. The year of lot creation is the registration date of the subdivision.

2) Severances

The year a severance is granted may differ from the year of application. This report uses the year of application as the creation date because both the Regional Land Division Committee and Committees of Adjustment, file severance applications by the year that the application is received.

A lot is defined as created when the severance application has been approved by either the Land Division Committee or Committee of Adjustment. After the severance has been approved the applicant has one year to get deeds for the lto before approval lapses. Since few severance applications lapse, approved severances are regarded as created in order to show severance activity for 1987. Severances approved in previous years that have lapsed are not included in the statistics.

TABLE 1

POPULATION DISTRIBUTION IN THE RURAL AREA

1971-1986

	1971	1976	% CHANGE 71-76	1981	% CHANGE 76-81	1986	% CHANGE 81-86	% CHANGE 71-86
CUMBERLAND	6130	6765	10.36%	7106	4.80%	8531	20.05%	39.17%
GLOUCESTER	5580	4775	-14.43%	4766	-0.19%	5899	23.77%	5.72%
GOULBOURN	4837	5978	23.59%	6589	9.27%	7281	10.50%	50.53%
KANATA	705	965	36.88%	1230	21.54%	1535	24.80%	117.73%
NEPEAN	2000	2315	15.75%	2328	0.56%	3316	42.44%	65.80%
OSGOODE	7760	9015	16.17%	9360	3.69%	11197	19.63%	44.29%
RIDEAU	5830	8730	49.74%	9052	3.56%	10271	13.47%	76.17%
WEST CARLETON	6005	8905	48.29%	9929	10.31%	11828	19.13%	96.97%
TOTAL RURAL	38847	47448	22.14%	50360	5.78%	59858	18.86%	54.09%
TOTAL RMOC	471931	520450	10.28%	546849	4.83%	606639	10.93%	28.54%
PROPORTION OF TOTAL RMOC	8.23%	9.12%		9.21%		9.87%		

III - HIGHLIGHTS

a) General

1) The population in the rural area grew more rapidly from 1971-1986 than the total RMOC area (54.09% rural increase vs. 28.54% RMOC increase). The rural proportion of the RMOC population rose from 8.23% in 1971 to 9.87% in 1986.

2) From 1975-1987 an average of 456 non farm residential lots were created annually in RMOC. The number of non farm residential lots created in the last 4 years (1984-1987) has been significantly above this average at 730 lots per year.

3) 83.67% of all lots created in the rural area were either country lots (46.33%) or in villages (37.24%). Village growth is concentrated in a few large villages.

4) There is a large supply of vacant country lots in the rural area (only 47.64% of infill and country lots were built on). Village lots (71.45% built) and farm related lots (74.20% built) are being developed at a faster rate.

b) Population Growth

The population in the rural area is growing more rapidly than the total RMOC population. From 1971-1986 the rural population grew by 54.09%. The total RMOC population grew by 28.54% in the same time period (see Table 1).

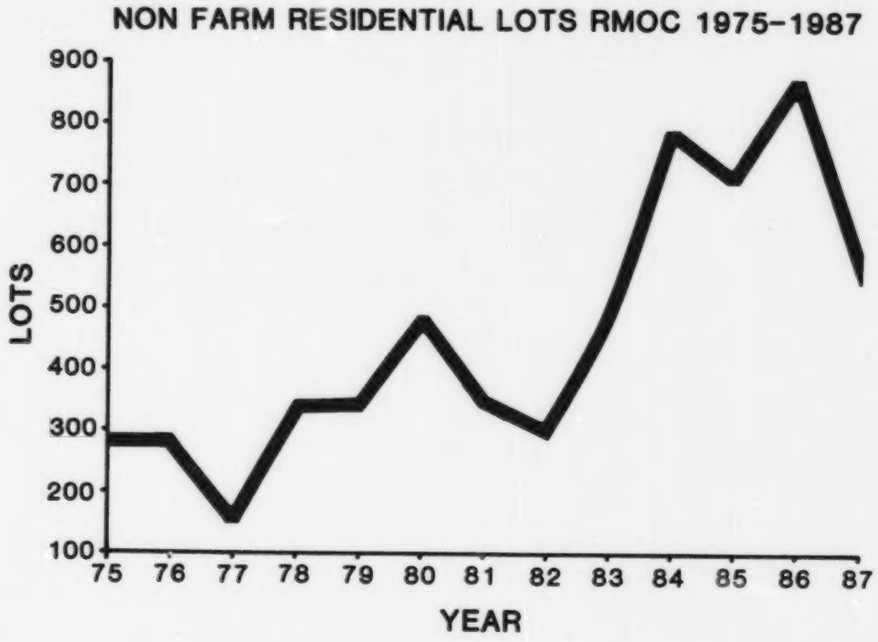
It is also noted that the rural proportion of the RMOC population has also been increasing. In 1971 the rural area accounted for 8.23% of the Region's population. In 1986 the rural proportion has increased to 9.87%.

c) Rate of Growth

1) Non Farm Residential

From 1975-1987 the growth of non farm residential lots was 456 lots per year in RMOC. Much of this growth has occurred in the last four years (1984-87) where non farm residential growth averaged 730 lots per year. Figure 1 shows the rate of non-residential growth in RMOC for 1975-1987.

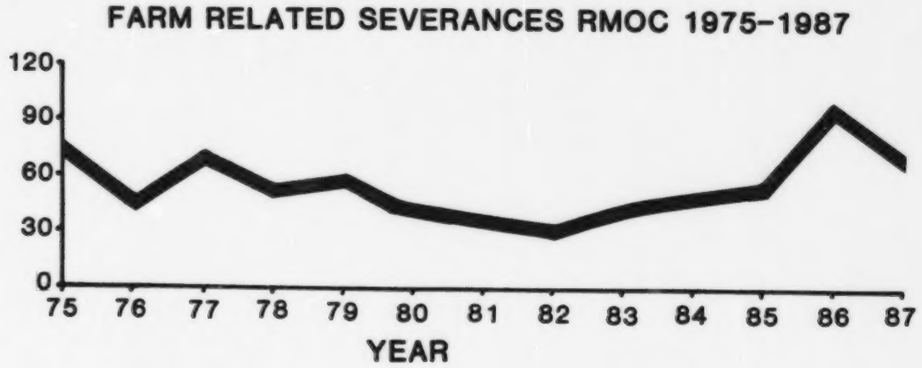
Figure 1



2) Farm Related Severances

In the 1975-1987 period the number of farm related severances remained fairly constant at 60 lots per year. Farm related lot creation in 1986 and 1987 was above this average.

Figure 2



d) Types of Lots Created

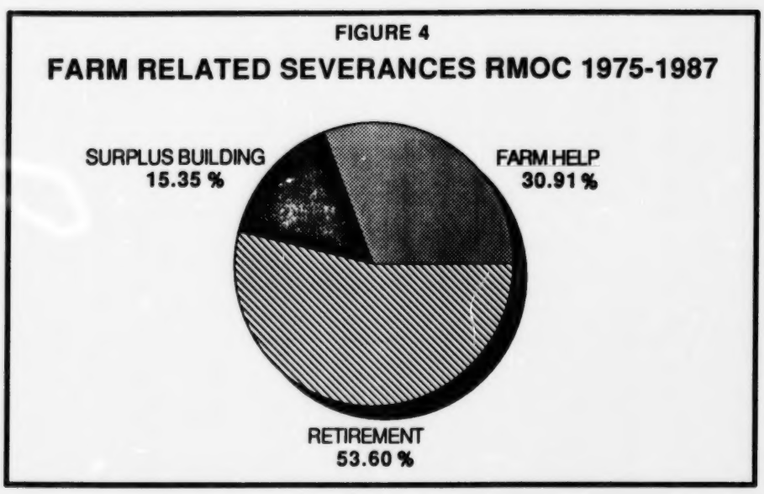
1) Non Farm Lots

Non farm residential lots accounted for 88.35% of all residential lots created from 1975-1985.

There are two main types of non farm lots - country lot and village. See Figure 3.

FIGURE 4

FARM RELATED SEVERANCES RMOC 1975-1987

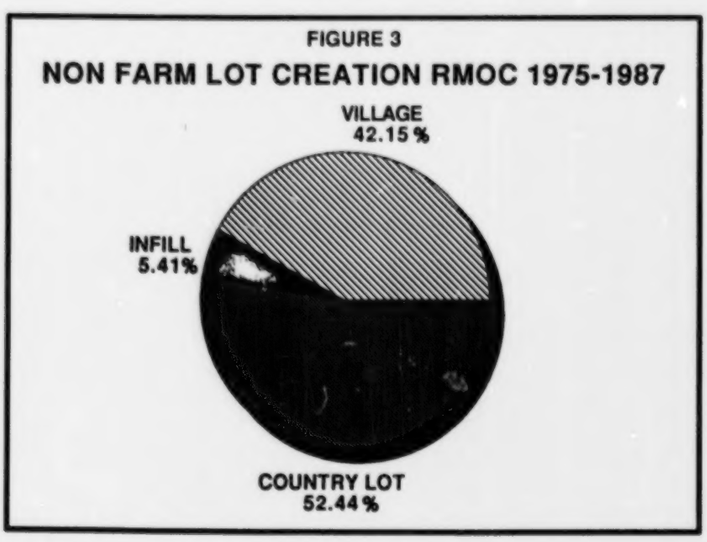


2) Farm Related Lots

Farm related severances accounted for 11.65% of all lots created 1975-1987. See Figure 4.

FIGURE 3

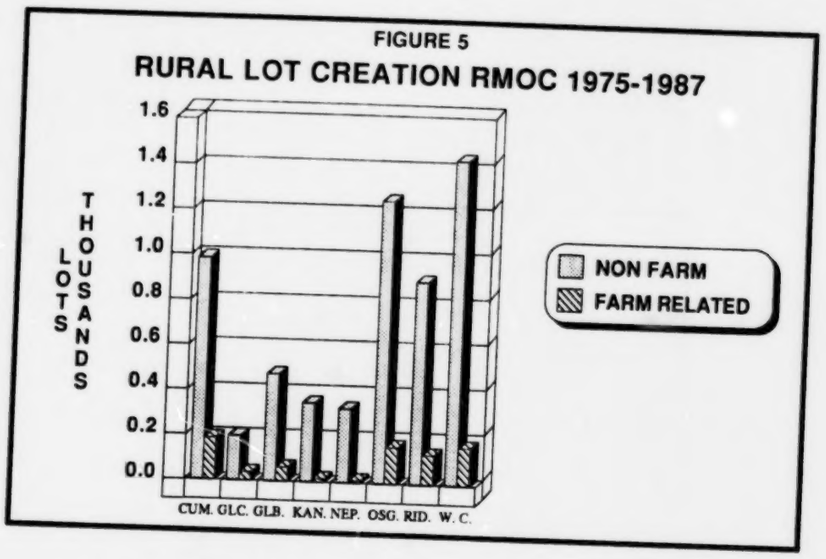
NON FARM LOT CREATION RMOC 1975-1987



e) Distribution of Lot Creation

West Carleton, Osgoode, Cumberland and Rideau experienced the greatest growth in the number of lots, both farm and non farm, created from 1975-1987.

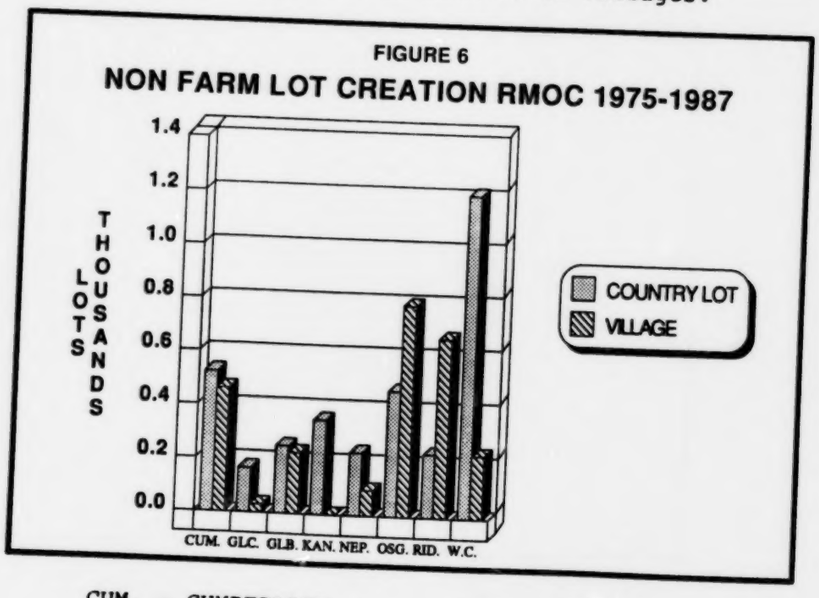
FIGURE 5



CUM. - CUMBERLAND
GLC. - GLOUCESTER
GLB. - GOULBOURN
KAN. - KANATA
NEP. - NEPEAN
OSG. - OSGOODE
RID. - RIDEAU
W.C. - WEST CARLETON

In West Carleton, Kanata, Gloucester and Nepean most non farm lots created were infill and country lots as opposed to village development. Cumberland and Goulbourn had approximately an equal split between village and country lots with slightly more infill and country lots being created. Osgoode and Rideau were the only municipalities where non farm lot creation was greater in the villages than it was outside of villages.

FIGURE 6



CUM. - CUMBERLAND
GLC. - GLOUCESTER
GLB. - GOULBOURN
KAN. - KANATA
NEP. - NEPEAN
OSG. - OSGOODE
RID. - RIDEAU
W.C. - WEST CARLETON

RANKING OF VILLAGES ACCORDING TO
RESIDENTIAL LOTS CREATED 1975-1987

TABLE 2

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	%BUILT
1. MANOTICK	0	0	27	1	0	0	27	26	60	50	66	95	39	391	290	74.17%
2. GREELY	36	1	1	24	0	19	0	9	30	55	74	33	3	285	188	65.96%
3. OSGOODE	31	14	6	2	86	28	1	1	4	59	0	31	0	263	247	93.92%
4. RICHMOND	74	14	8	11	7	16	7	4	16	16	1	37	2	213	188	88.26%
5. NORTH GOWER	15	1	25	20	1	1	0	0	29	38	34	0	0	164	124	75.61%
6. METCALFE	0	37	0	17	36	1	2	18	0	41	6	0	4	162	144	88.89%
7. CUMBERLAND	2	4	2	1	4	0	5	48	35	20	18	17	4	160	109	68.13%
8. NAVAN	1	2	0	3	27	25	52	0	1	14	24	2	0	151	122	80.79%
9. KARS	0	23	0	2	0	15	0	1	1	23	0	0	46	111	61	54.95%
10. CARP	0	0	1	19	0	0	22	0	19	34	0	0	14	109	72	66.06%
11. CONSTANCE BAY	0	26	0	1	1	0	3	0	0	0	21	4	35	91	29	31.87%
12. FALLOWFIELD	0	1	0	0	0	0	10	0	1	59	0	0	0	71	32	45.07%
13. VARS	1	1	9	17	0	2	0	0	0	37	2	0	0	69	40	57.97%
14. NOTRE DAME DES CHAMPS	3	1	1	4	0	0	0	0	0	0	20	29	0	58	24	41.38%
15. VERNON	0	10	0	11	17	0	1	0	0	0	2	0	2	43	26	60.47%
16. SARSFIELD	0	2	1	4	1	0	1	1	0	0	26	5	1	42	17	40.48%
17. KENMORE	0	0	0	0	0	0	0	0	0	0	0	32	0	32	13	40.63%
18. HEART'S DESIRE	24	0	0	0	0	0	0	0	0	0	0	0	0	24	23	95.83%
19. KINBURN	0	18	0	0	0	0	0	0	1	0	1	1	0	21	15	71.43%
20. MUNSTER	0	0	0	0	0	0	0	0	0	13	0	0	0	13	10	76.92%
21. CARLSBAD SPRINGS	0	0	9	4	0	0	0	0	0	0	0	0	0	13	13	100.00%
21. WOODLAWN	0	0	2	0	2	2	0	0	0	0	0	0	0	6	4	66.67%
23. FITZROY HARBOUR	2	0	0	0	2	0	0	0	0	0	0	0	1	5	2	40.00%
24. DUNROBIN	0	0	0	0	1	0	0	0	1	0	0	1	1	4	1	25.00%
25. MARIONVILLE	1	0	0	0	0	0	0	0	1	0	0	0	0	2	2	100.00%
26. ASHTON	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	100.00%
27. LEITRIM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
27. SOUTH GLOUCESTER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
27. GALETTA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
TOTAL	190	155	92	141	185	109	131	109	199	459	295	287	152	2504	1797	71.77%

SUMMARY OF LOT CREATION 1975-1987

TABLE 3

MUNICIPALITY	VILLAGE	UNITS BUILT	%BUILT	COUNTRY LOT + INFILL	UNITS BUILT	%BUILT	FARM RELATED	UNITS BUILT	%BUILT	TOTAL LOTS	UNITS BUILT	%BUILT
CUMBERLAND	462	302	65.37%	524	313	59.73%	186	122	65.59%	1172	737	62.88%
GLOUCESTER	31	22	70.97%	167	99	59.28%	37	31	83.78%	235	152	64.68%
GOULBOURN	227	199	87.67%	251	92	36.65%	63	50	79.37%	541	341	63.03%
KANATA	1	0	0.00%	352	113	32.10%	16	9	56.25%	369	122	33.06%
NEPEAN	95	53	55.79%	234	162	69.23%	13	11	84.62%	342	226	66.08%
OSGOODE	787	612	77.76%	451	198	43.90%	165	140	84.85%	1403	950	67.71%
RIDEAU	666	475	71.32%	235	135	57.45%	134	96	71.64%	1035	706	68.21%
WEST CARLETON	235	126	53.62%	1205	525	43.57%	169	122	72.19%	1609	773	48.04%
TOTAL	2504	1789	71.45%	3419	1637	47.88%	783	581	74.20%	6706	4007	59.75%

TABLE 4

RURAL LOT CREATION 1975-1987 BY TYPE

REGIONAL MUNICIPALITY OF OTTAWA CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL
NON-FARM														
VILLAGE	191	155	92	141	185	109	131	110	198	459	295	287	151	2504
COUNTRY LOT	78	118	52	178	122	349	195	164	250	279	393	525	395	3098
INFILL	11	6	15	20	35	21	25	28	38	44	25	35	18	321
TOTAL NON-FARM	280	279	159	339	342	479	351	302	486	782	713	847	564	5923
FARM RELATED SEVERANCES														
SURPLUS B	8	1	11	7	6	10	13	6	5	13	10	16	14	120
RETIREMEN	30	26	36	30	33	19	19	20	34	28	33	63	50	421
FARM HELP	35	22	30	21	25	15	9	8	7	12	16	28	14	242
TOTAL FARM RELATED	73	49	77	58	64	44	41	34	46	53	59	107	78	783
TOTAL LOTS CREATED	353	328	236	397	406	523	392	336	532	835	772	954	642	6706

V - RURAL LOT CREATION BY MUNICIPALITY

Listed below are tables and maps that provide lot creation data for each municipality 1975-1987. For each municipality there is a:

a) summary table of lot creation (by lot type)

b) summary table of village development (listed by village)

c) table of country lot subdivision development with a map showing locations of subdivisions

TABLE 5a

RURAL LOT CREATION 1975-1987

TOWNSHIP OF CUMBERLAND

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	6	9	6	17	5	3	6	4	5	5	13	10	5	94	69	73.40%
BY SUBDIVISION	0	0	9	15	27	24	52	45	31	66	57	42	0	368	233	63.32%
SUBTOTAL	6	9	15	32	32	27	58	49	36	71	70	52	5	462	302	65.37%
COUNTRY LOT																
BY SEVERANCE	3	11	10	12	9	3	6	22	12	9	5	29	18	149	76	51.01%
BY SUBDIVISION	0	33	21	67	11	30	38	28	20	21	24	10	27	330	202	61.21%
SUBTOTAL	3	44	31	79	20	33	44	50	32	30	29	39	45	479	278	58.04%
INFILL SEVERANCES	1	1	2	7	6	0	3	6	4	3	3	5	4	45	35	77.78%
TOTAL NON-FARM RESIDENTIAL	10	54	48	118	58	60	105	105	72	104	102	96	54	986	615	62.37%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	2	0	2	0	4	0	1	0	1	1	2	7	2	22	22	100.00%
RETIREMENT	10	3	7	6	10	5	3	6	4	5	11	21	23	114	60	52.63%
FARM HELP	8	6	10	2	11	1	2	3	1	1	5	0	0	50	40	80.00%
TOTAL FARM RELATED	20	9	19	8	25	6	6	9	6	7	18	28	25	186	122	65.59%
TOTAL LOTS CREATED	30	63	67	126	83	66	111	114	78	111	120	124	79	1172	737	62.88%

TABLE 5b

VILLAGE DEVELOPMENT 1975-1987

CUMBERLAND

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	6	0	0
CUMBERLAND	160	51	40
NAVAN	151	0	216
NOTRE DAME DES CHAMPS	34	61	20
SARSFIELD	42	0	0
VARS	69	0	0
TOTAL	462	112	276

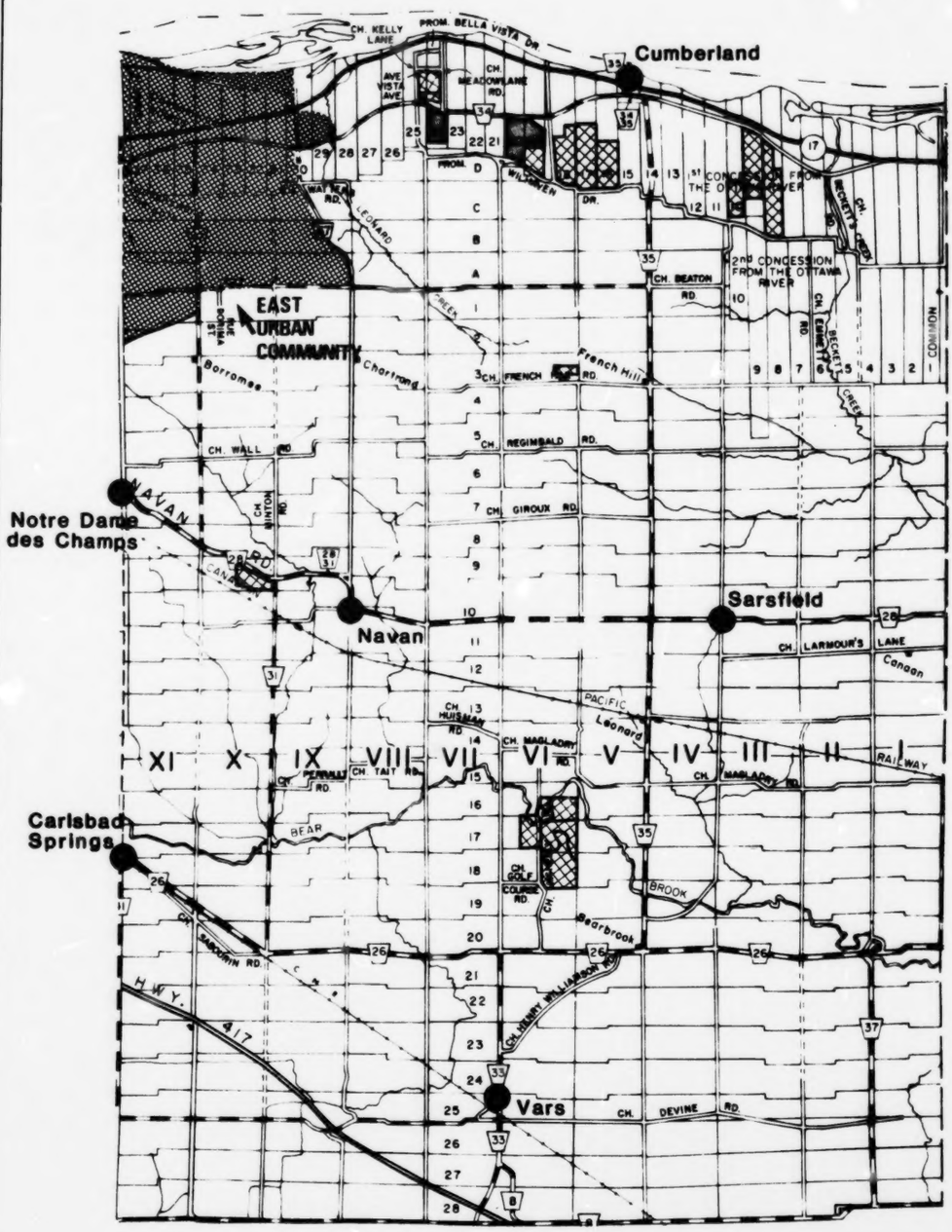


Table 5c

COUNTRY LOT SUBDIVISIONS 1975-1987
CUMBERLAND TWP.

	REGISTERED	330 lots
	DRAFT APPROVED	0 lots
	PENDING	85 lots

1 : 100,000

TABLE 6a

RURAL LOT CREATION 1975-1987

CITY OF GLOUCESTER

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	1	1	7	1	0	0	0	0	0	0	0	1	0	11	9	81.82%
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	20	0	0	20	13	65.00%
SUBTOTAL	1	1	7	1	0	0	0	0	0	0	20	1	0	31	22	70.97%
COUNTRY LOT																
BY SEVERANCE	5	2	1	1	2	7	6	7	6	3	14	9	8	71	37	52.11%
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	25	0	15	0	40	15	37.50%
SUBTOTAL	5	2	1	1	2	7	6	7	6	28	14	24	8	111	52	46.85%
INFILL SEVERANCES	7	3	3	3	4	3	2	9	10	10	2	0	0	56	47	83.93%
TOTAL NON-FARM RESIDENTIAL	13	6	11	5	6	10	8	16	16	38	36	25	8	198	121	61.11%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	0	0	0	0	1	0	1	1	1	0	0	0	5	5	100.00%
RETIREMENT	1	1	0	2	1	0	2	0	1	1	2	0	0	11	8	72.73%
FARM HELP	2	2	6	2	3	2	0	2	0	2	0	0	0	21	18	85.71%
TOTAL FARM RELATED	4	3	6	4	4	3	2	3	2	4	2	0	0	37	31	83.78%
TOTAL LOTS CREATED	17	9	17	9	10	13	10	19	18	42	38	25	8	235	152	64.68%

TABLE 6b

VILLAGE DEVELOPMENT 1975-1987

GLOUCESTER

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	7	0	0
LEITRIM	0	0	20
NOTRE DAME DES CHAMPS	24	0	15
SOUTH GLOUCESTER	0	0	0
TOTAL	31	0	35

Table 6c

COUNTRY LOT SUBDIVISIONS 1975-1987
CITY OF GLOUCESTER

REGISTERED	35 lots
DRAFT APPROVED	0 lots
PENDING	186 lots

1 : 100,000

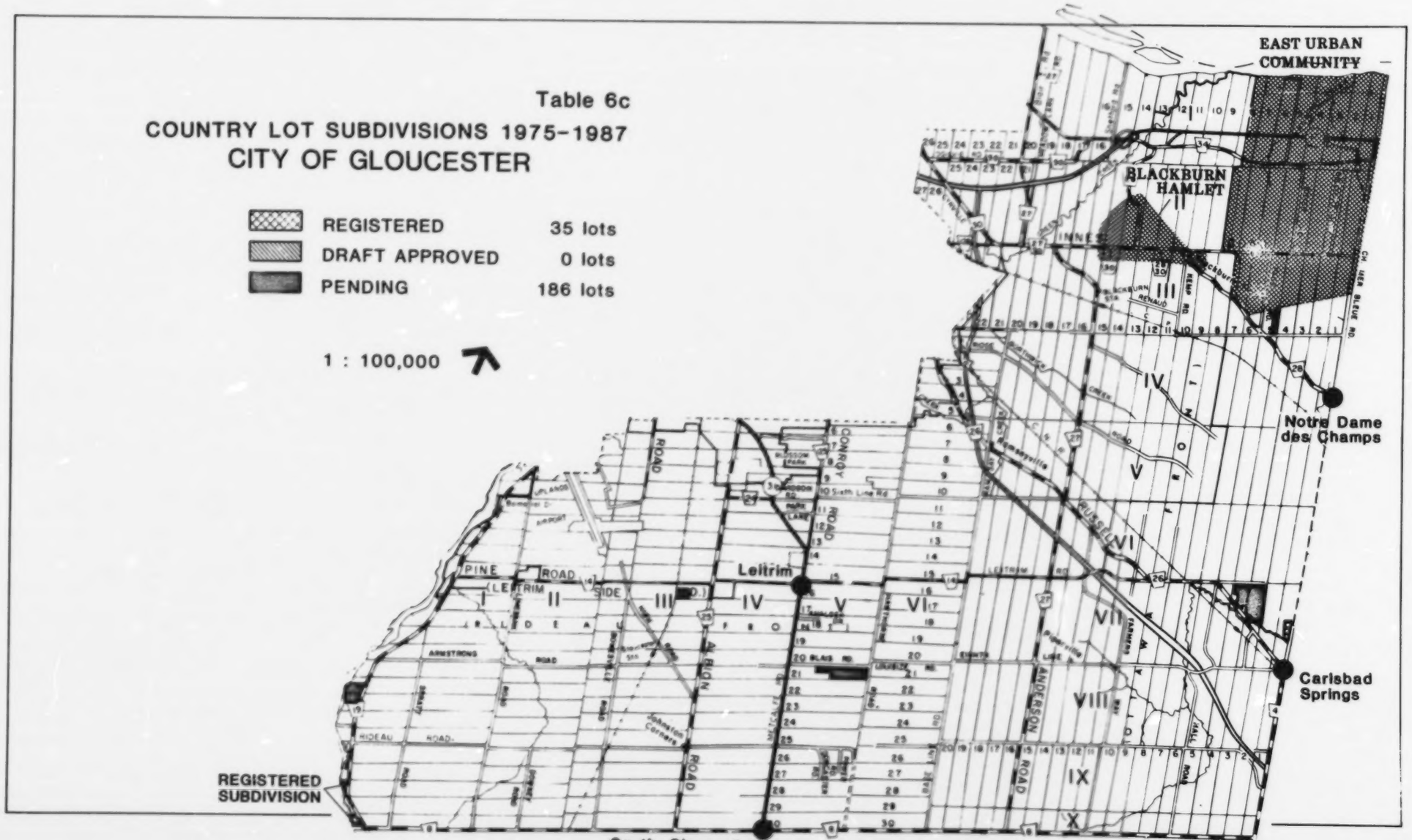


TABLE 7a

RURAL LOT CREATION 1975-1987

TOWNSHIP OF GOULBOURN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	17	14	8	11	7	2	7	5	9	2	1	9	2	94	82	87.23%
BY SUBDIVISION	57	0	0	0	0	14	0	0	7	27	0	28	0	133	117	87.97%
SUBTOTAL	74	14	8	11	7	16	7	5	16	29	1	37	2	227	199	87.67%
COUNTRY LOT																
BY SEVERANCE	3	0	5	1	1	12	1	5	6	12	7	14	12	79	33	41.77%
BY SUBDIVISION	0	0	0	0	0	0	0	33	44	0	62	0	30	169	56	33.14%
SUBTOTAL	3	0	5	1	1	12	1	38	50	12	69	14	42	248	89	35.89%
INFILL SEVERANCES	0	0	0	0	0	0	1	1	0	0	1	0	0	3	3	100.00%
TOTAL NON-FARM RESIDENTIAL	77	14	13	12	8	28	9	44	66	41	71	51	44	478	291	60.88%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	0	3	0	0	0	1	0	0	1	0	1	2	9	9	100.00%
RETIREMENT	3	4	0	3	3	2	0	2	4	3	1	1	0	26	20	76.92%
FARM HELP	5	1	2	3	2	2	2	1	1	1	1	4	3	28	21	75.00%
TOTAL FARM RELATED	9	5	5	6	5	4	3	3	5	5	2	6	5	63	50	79.37%
TOTAL LOTS CREATED	86	19	18	18	13	32	12	47	71	46	73	57	49	541	341	63.03%

TABLE 7b

VILLAGE DEVELOPMENT 1975-1987

GOULBOURN

	REGISTERED	DRAFT APPROVED	PENDING
ASHTON	1	0	0
MUNSTER	13	0	0
RICHMOND	213	0	134
TOTAL	227	0	134

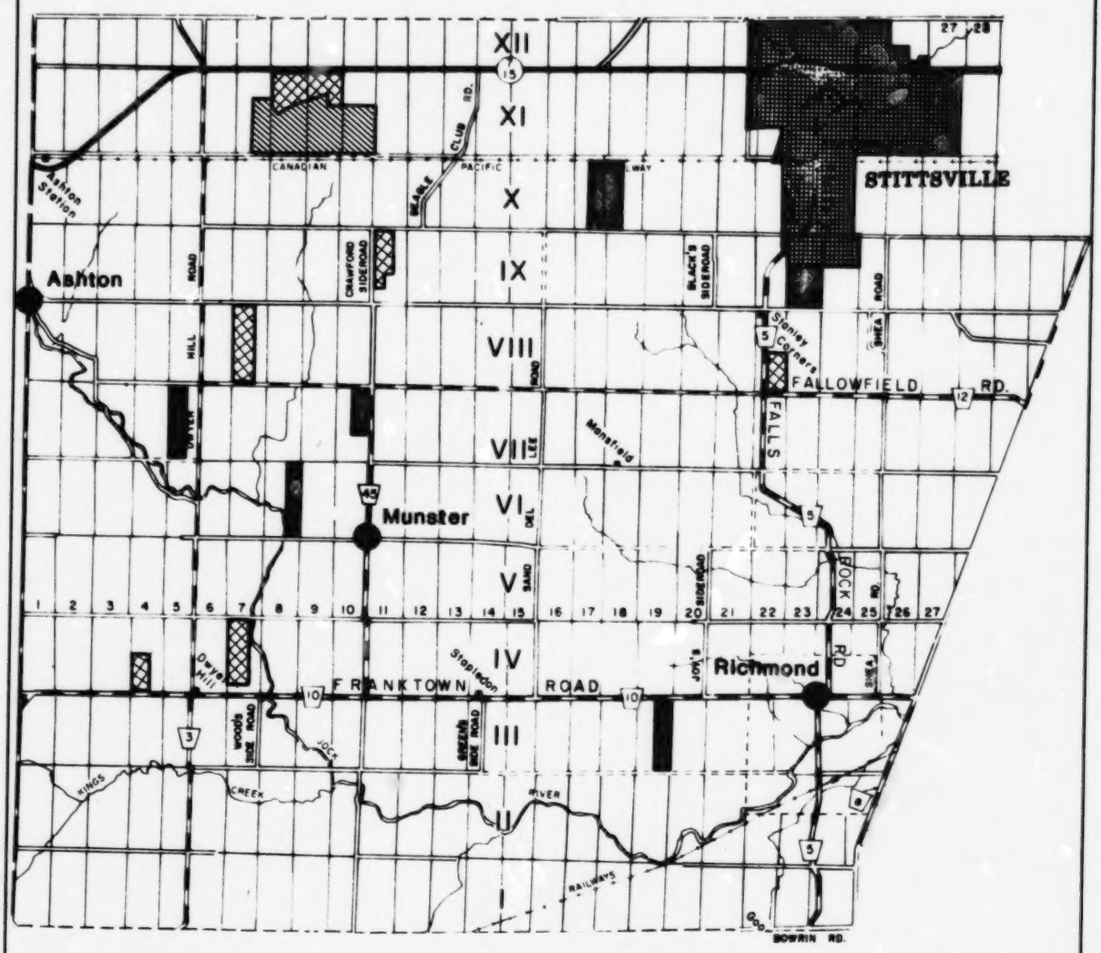


Table 7c

COUNTRY LOT SUBDIVISIONS 1975-1987
GOULBOURN TWP.

	REGISTERED	169 lots
	DRAFT APPROVED	104 lots
	PENDING	206 lots

1 : 100,000

TABLE 8a

RURAL LOT CREATION 1975-1987

CITY OF KANATA

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0.00%
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
SUBTOTAL	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0.00%
COUNTRY LOT																
BY SEVERANCE	8	3	1	1	0	0	6	5	19	10	14	14	26	107	36	33.64%
BY SUBDIVISION	0	0	0	0	0	0	0	0	15	47	87	45	51	245	77	31.43%
SUBTOTAL	8	3	1	1	0	0	6	5	34	57	101	59	77	352	113	32.10%
INFILL SEVERANCES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
TOTAL NON-FARM RESIDENTIAL	8	3	1	1	0	0	6	5	34	57	101	59	78	353	113	32.01%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	1	0	1	0	2	2	100.00%
RETIREMENT	0	0	0	0	0	0	0	1	2	3	3	2	1	12	7	58.33%
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0.00%
TOTAL FARM RELATED	0	0	0	0	0	0	0	1	2	4	3	5	1	16	9	56.25%
TOTAL LOTS CREATED	8	3	1	1	0	0	6	6	36	61	104	64	79	369	122	33.06%

TABLE 8b

VILLAGE DEVELOPMENT 1975-1987

KANATA

	REGISTERED	DRAFT APPROVED	PENDING
DUNROBIN	0	0	16
TOTAL	0	0	16

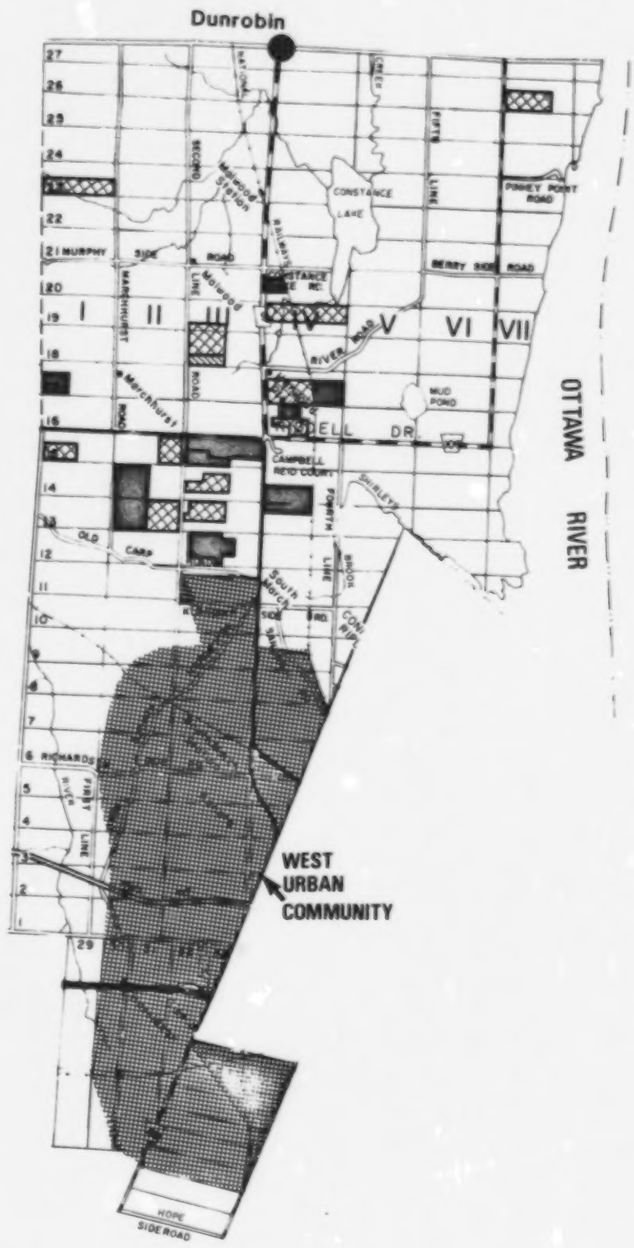


Table 8c

COUNTRY LOT SUBDIVISIONS 1975-1987
CITY OF KANATA

	REGISTERED	245 lots
	DRAFT APPROVED	11 lots
	PENDING	284 lots

1 : 100,000

TABLE 9a

RURAL LOT CREATION 1975-1987

CITY OF NEPEAN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	0	1	0	0	0	0	0	0	1	1	0	0	0	3	1	33.33%
BY SUBDIVISION	24	0	0	0	0	0	10	0	0	58	0	0	0	92	52	56.52%
SUBTOTAL	24	1	0	0	0	0	10	0	1	59	0	0	0	95	53	55.79%
COUNTRY LOT																
BY SEVERANCE	0	1	0	0	0	0	1	0	0	0	0	0	0	2	2	100.00%
BY SUBDIVISION	0	0	0	0	0	219	0	0	0	0	0	4	0	223	156	69.96%
SUBTOTAL	0	1	0	0	0	219	1	0	0	0	0	4	0	225	158	70.22%
INFILL SEVERANCES	0	0	0	0	0	1	1	0	1	2	0	3	1	9	4	44.44%
TOTAL NON-FARM RESIDENTIAL	24	2	0	0	0	220	12	0	2	61	0	7	1	329	215	65.35%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	100.00%
RETIREMENT	0	2	0	0	0	2	1	1	1	1	0	2	1	11	9	81.82%
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
TOTAL FARM RELATED	0	2	0	0	0	2	1	1	1	1	0	2	3	13	11	84.62%
TOTAL LOTS CREATED	24	4	0	0	0	222	13	1	3	62	0	9	4	342	226	66.08%

TABLE 9b

VILLAGE DEVELOPMENT 1975-1987

NEPEAN

	REGISTERED	DRAFT APPROVED	PENDING
FALLOWFIELD	71	0	0
HEART'S DESIRE	24	0	8
TOTAL	95	0	8

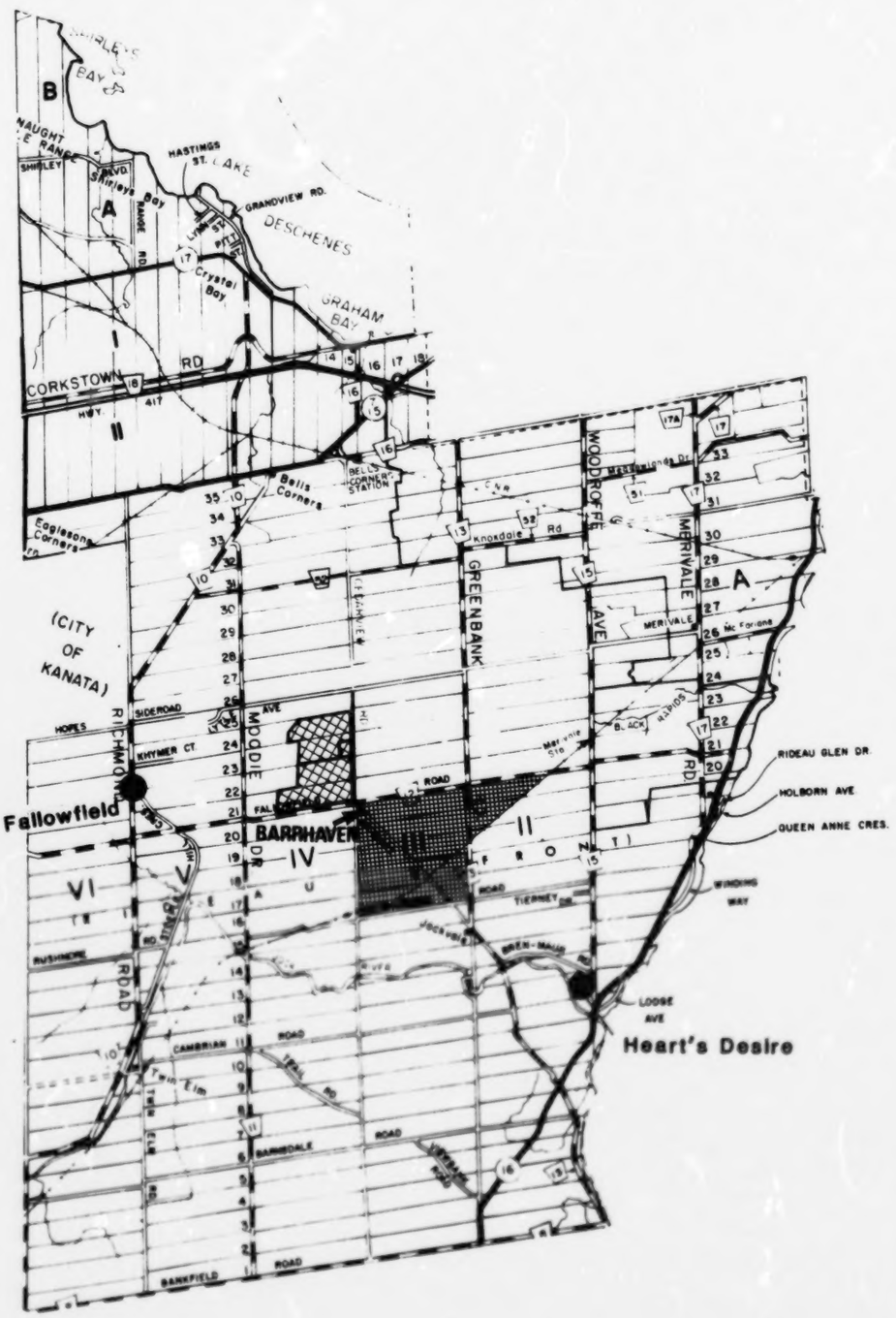


Table 9c

COUNTRY LOT SUBDIVISIONS 1975–1987
CITY OF NEPEAN

▨	REGISTERED	223 lots
▨	DRAFT APPROVED	0 lots
■	PENDING	0 lots

1 : 100,000

TABLE 10a

RURAL LOT CREATION 1975-1987

TOWNSHIP OF OSGOODE

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	3	6	7	7	6	1	4	3	6	11	8	7	8	77	54	70.13%
BY SUBDIVISION	66	56	0	47	133	47	0	25	29	144	74	89	0	710	558	78.59%
SUBTOTAL	69	62	7	54	139	48	4	28	35	155	82	96	8	787	612	77.76%
COUNTRY LOT																
BY SEVERANCE	10	2	3	3	6	4	12	5	7	6	9	24	23	114	54	47.37%
BY SUBDIVISION	0	0	0	0	0	26	13	0	9	0	30	145	17	240	75	31.25%
SUBTOTAL	10	2	3	3	6	30	25	5	16	6	39	169	40	354	129	36.44%
INFILL SEVERANCES	0	2	4	8	10	10	5	5	13	15	8	8	9	97	69	71.13%
TOTAL NON-FARM RESIDENTIAL	79	66	14	65	155	88	34	38	64	176	129	273	57	1238	810	65.43%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	0	2	6	1	4	4	1	0	2	4	2	3	30	30	100.00%
RETIREMENT	8	8	8	7	6	6	4	2	9	5	9	12	4	88	71	80.68%
FARM HELP	10	6	3	4	1	3	1	1	2	4	6	4	2	47	39	82.98%
TOTAL FARM RELATED	19	14	13	17	8	13	9	4	11	11	19	18	9	165	140	84.85%
TOTAL LOTS CREATED	98	80	27	82	163	101	43	42	75	187	148	291	66	1403	950	67.71%

TABLE 10b

VILLAGE DEVELOPMENT 1975-1987

OSGOODE

	REGISTERED	DRAFT APPROVED	PENDING
GREELY	285	171	235
KENMORE	32	0	24
MARIONVILLE	2	0	0
METCALFE	162	69	31
OSGOODE	263	212	39
VERNON	43	0	38
TOTAL	787	452	367

Table 10c

COUNTRY LOT SUBDIVISIONS 1975-1987
OSGOODE TWP.

REGISTERED	240	lots
DRAFT APPROVED	359	lots
PENDING	151	lots

1 : 100,000

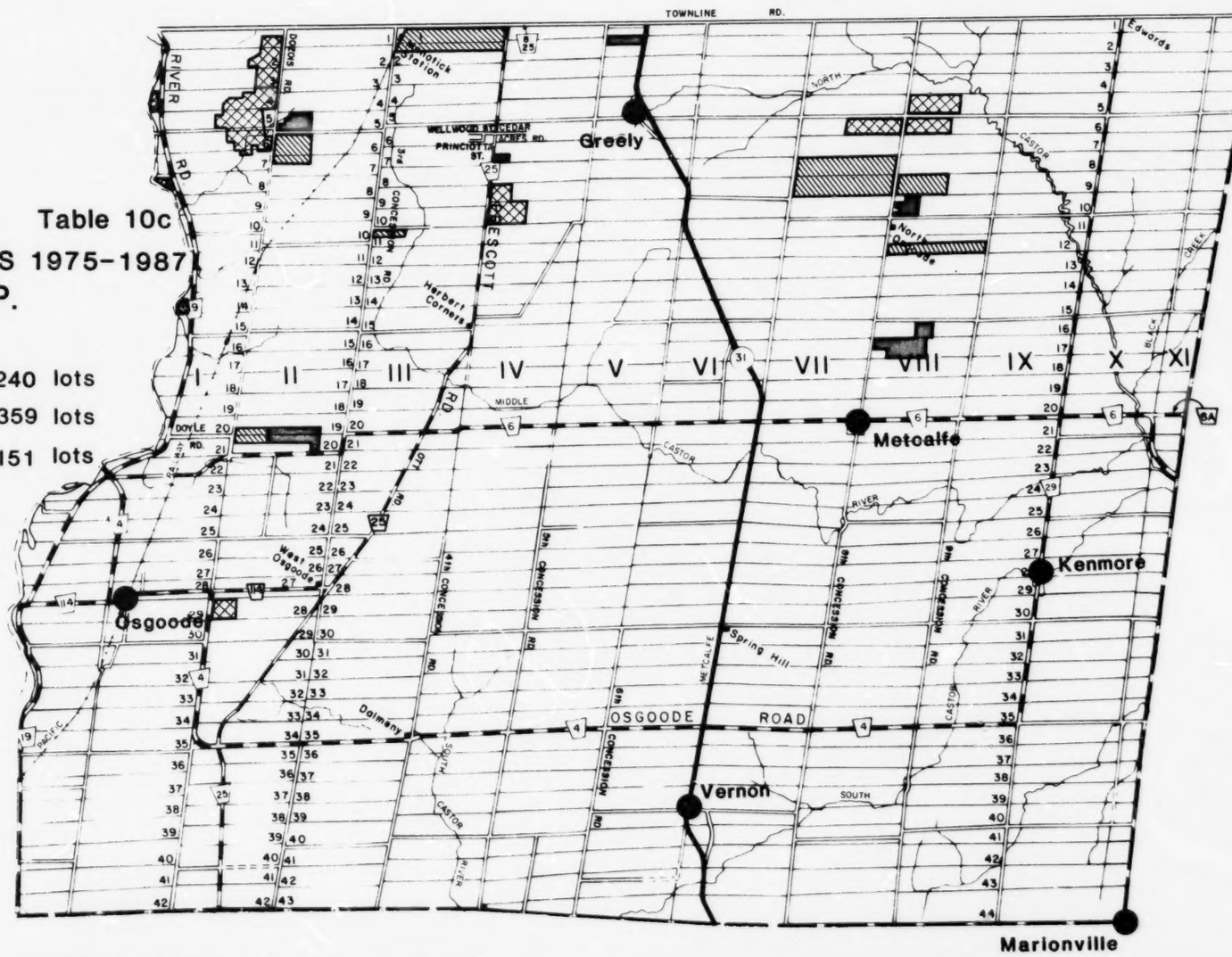


TABLE 11a

RURAL LOT CREATION 1975-1987

TOWNSHIP OF RIDEAU

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	1	1	1	3	1	1	3	1	1	5	3	1	0	22	16	72.73%
BY SUBDIVISION	14	23	51	20	0	15	24	26	89	106	97	94	85	644	459	71.27%
SUBTOTAL	15	24	52	23	1	16	27	27	90	111	100	95	85	666	475	71.32%
COUNTRY LOT																
BY SEVERANCE	42	8	5	5	3	4	2	1	0	3	2	1	5	81	67	82.72%
BY SUBDIVISION	0	0	0	45	35	0	0	0	0	0	0	24	0	104	45	43.27%
SUBTOTAL	42	8	5	50	38	4	2	1	0	3	2	25	5	185	112	60.54%
INFILL SEVERANCES	3	0	5	0	8	3	3	2	5	6	7	6	2	50	23	46.00%
TOTAL NON-FARM RESIDENTIAL	60	32	62	73	47	23	32	30	95	120	109	126	92	901	610	67.70%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	2	0	1	1	0	3	1	2	2	4	3	2	3	24	24	100.00%
RETIREMENT	3	6	13	6	7	4	3	3	5	4	3	9	9	75	54	72.00%
FARM HELP	3	1	3	3	2	1	1	0	2	1	1	11	6	35	18	51.43%
TOTAL FARM RELATED	8	7	17	10	9	8	5	5	9	9	7	22	18	134	96	71.64%
TOTAL LOTS CREATED	68	39	79	83	56	31	37	35	104	129	116	148	110	1035	706	68.21%

TABLE 11b

VILLAGE DEVELOPMENT 1975-1987

RIDEAU

	REGISTERED	DRAFT APPROVED	PENDING
KARS	111	0	0
MANOTICK	391	79	27
NORTH GOWER	164	0	60
TOTAL	666	79	87

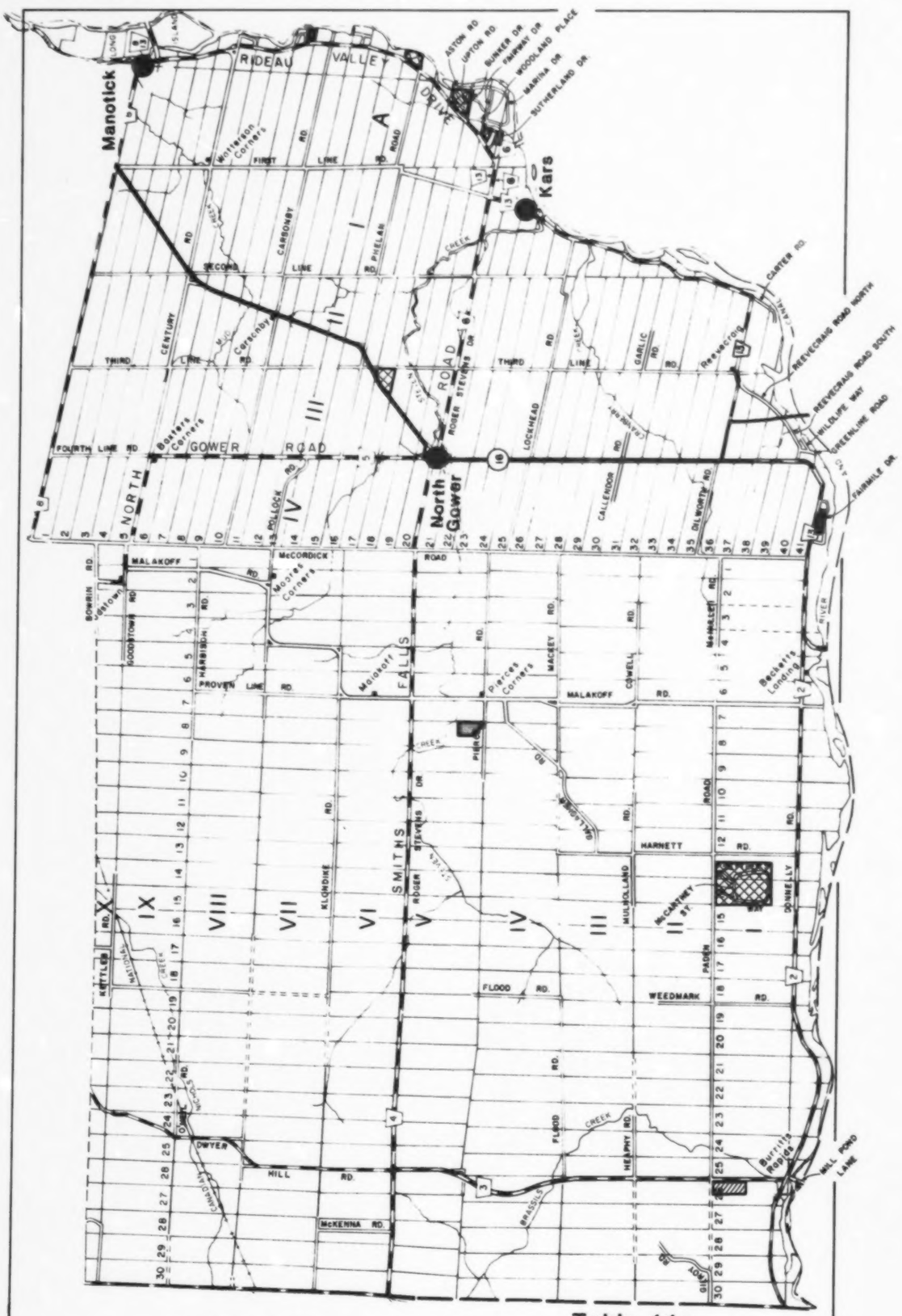


Table 11c

COUNTRY LOT SUBDIVISIONS 1975–1987

RIDEAU TWP.

▨	REGISTERED	104 lots
▨	DRAFT APPROVED	12 lots
▨	PENDING	20 lots

1 : 100,000

TABLE 12a

RURAL LOT CREATION 1975-1987

TOWNSHIP OF WEST CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	TOTAL	UNITS BUILT	% BUILT
VILLAGE																
BY SEVERANCE	2	0	3	2	6	2	3	1	1	1	1	6	3	31	18	58.06%
BY SUBDIVISION	0	44	0	18	0	0	22	0	19	33	21	0	47	204	108	52.94%
SUBTOTAL	2	44	3	20	6	2	25	1	20	34	22	6	50	235	126	53.62%
COUNTRY LOT																
BY SEVERANCE	7	3	6	3	11	38	77	58	62	60	56	44	61	486	234	48.15%
BY SUBDIVISION	0	55	0	40	44	6	33	0	50	83	83	147	117	658	254	38.60%
SUBTOTAL	7	58	6	43	55	44	110	58	112	143	139	191	178	1144	488	42.66%
INFILL SEVERANCES	0	0	1	2	7	4	10	5	5	8	4	13	2	61	37	60.66%
TOTAL NON-FARM RESIDENTIAL	9	102	10	65	68	50	145	64	137	185	165	210	230	1440	651	45.21%
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	1	3	0	1	2	6	2	1	3	1	3	2	26	26	100.00%
RETIREMENT	5	2	8	6	6	0	6	5	8	6	4	16	12	84	53	63.10%
FARM HELP	7	6	6	7	6	6	3	1	1	3	3	7	3	59	43	72.88%
TOTAL FARM RELATED	13	9	17	13	13	8	15	8	10	12	8	26	17	169	122	72.19%
TOTAL LOTS CREATED	22	111	27	78	81	58	160	72	147	197	173	236	247	1609	773	48.04%

TABLE 12b

VILLAGE DEVELOPMENT 1975-1987

WEST CARLETON

	REGISTERED	DRAFT APPROVED	PENDING
CARP	109	0	46
CONSTANCE BAY	91	35	15
DUNROBIN	3	0	112
FITZROY HARBOUR	5	0	15
GALETTA	0	0	0
KINBURN	21	0	0
WOODLAWN	6	0	0
TOTAL	235	35	188

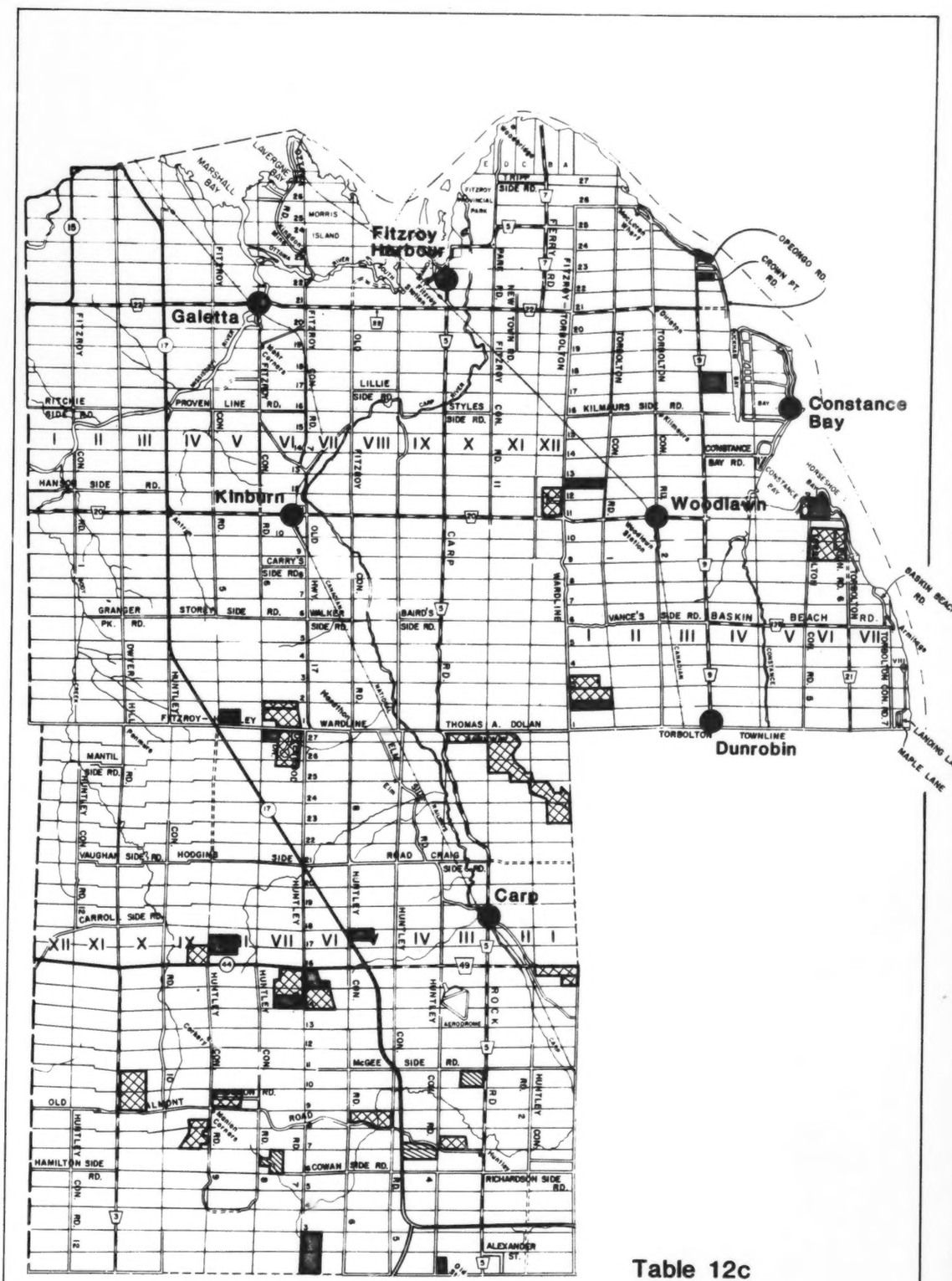


Table 12c

COUNTRY LOT SUBDIVISIONS 1975–1987
WEST CARLETON TWP.

	REGISTERED	658 lots
	DRAFT APPROVED	68 lots
	PENDING	330 lots

1 : 140,000